

POLICY RESOLUTION NO. 2010-1  
SEASONAL AND HOLIDAY DECORATIONS

WHEREAS, Article 3, Section 3.04 and Section 3.05 of the Declaration of Protective Covenants, Conditions, Restrictions and Reserved Easements ("Declaration") for The Villages of Rippon Landing Homeowners Association, Inc. ("Association") and Article IV, Section 1 of the Association's Bylaws provides the Board of Directors with the powers and duties necessary for the administration of the affairs of the Association, including the power to adopt rules and regulations governing the use of Lots and Common Area; and

WHEREAS, the Board has determined that it is in the best interest of the Association to adopt the following Rules pertaining to exterior seasonal or holiday decorations within the Association.

NOW, THEREFORE, the Board hereby resolves that the following Rules are hereby adopted:

EXTERIOR DECORATIONS

1. Temporary seasonal or holiday decorations may displayed on the exterior of individual dwellings no more than thirty (30) days prior to the specific holiday and no more than thirty (30) days after said holiday, so long as the decorations are tasteful and timely for the season, and meeting the following criteria:
  - a. The decorations do not make any sound;
  - b. The decorations do not unreasonably offend other owners or residents, resulting in complaints filed with the Association; and
  - c. The decorations do not violate any insurance, fire code, County or statutory regulations.
2. Failure by an owner or resident to abide by these Rules may subject that owner/resident to the enforcement provisions of the Association's Declaration and Bylaws, Section 55-513 of the Virginia Property Owners' Association Act, and the Association's Complaint and Due Process Procedures.

Effective Date. This resolution shall become effective on May 1, 2010.